

**Discretionary Permits that are
Required for Density Bonus Projects**

LOCATION	APPLICABILITY	PERMIT*
Coastal Overlay Zone	All new development	Coastal Development Permit
Citywide	ESL on site of multi-family project	Site Development Permit
Citywide	Multi-family on consolidated lots exceeding thresholds in Table 126-05A	Site Development Permit
Citywide - CPIOZ	Projects in Type “B” CPIOZ per Community Plan	Site Development Permit
Mission Trails Design District	All multi-family development	Site Development Permit
Urban Village Overlay Zone	All new development	Site Development Permit
Historic Districts	Residential & commercial development	Site Development Permit
Citywide	When historic resources (other than a district or structure) are present	Site Development Permit
Midway-Pacific Corridor	All mixed-use development	Planned Development Permit
Miramar Ranch	All multi-family	Planned Development Permit
Torrey Pines	All multi-family	Planned Development Permit
Sabre Springs	Selected areas of Moderate and Low Moderate Designations	Planned Development Permit
Mira Mesa	Rezones and subdivisions	Planned Development Permit
Sabre Springs	Majority of multi-family land use designations	Planned Development Permit
Scripps Miramar Ranch	Residential development in Areas C and E	Planned Development Permit
Barrio Logan PDO	New development	Coastal Development Permit
Carmel Valley PDO	Multi-family development	Site Development Permit
Cass Street PDO	New development	Coastal Development Permit
Central Urbanized PDO	Residential development in commercial zones along University Ave. and El Cajon Blvd. that are not mixed use	Planned Development Permit
Centre City PDO	New development over 1,000 gross square feet (prior to incentive)	Centre City Development Permit
Golden Hill PDO	All multi-family and Mixed use per Table 158-02A	Golden Hill Development Permit
La Jolla PDO	New Development	Coastal Development Permit

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LOCATION	APPLICABILITY	PERMIT*
La Jolla Shores PDO	New Development	La Jolla Shores Development Permit
Mid City PDO	All multi-family and mixed use per Table 1512-02A	Site Development Permit
Mission Beach PDO	New Development	Coastal Development Permit
Mission Valley PDO	Projects in the Multi-Use Zone, in the San Diego River District; in the Hillside Subdistrict north of Friars Road, or with above or below ground structured parking	Mission Valley Development Permit
Old Town San Diego PDO	New Development	Planned Development Permit
San Ysidro PDO	Mixed Use projects	San Ysidro Development Permit
Southeastern San Diego PDO	Multi-family development of four or more units (prior to added density)	Southeastern San Diego Development Permit
West Lewis Street PDO	Projects Greater than 1,000 s.f. (prior to incentive)	Site Development Permit

* More than one discretionary permit may be required of a project proposing to use the Affordable Housing Density Bonus Regulations.